



January 10, 2005

Brian Enke  
Iowa Oil Co (IOCO)  
100 E 1st St  
PO Box 712  
Dubuque, IA 52004-0712

RE: **Final Closure**

**Commerce # 53805-1332-01**      WDNr BRRTS # 03-22-193925  
IOCO Speede Shoppe, 701 Elm St, Boscobel

Dear Mr. Enke:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-8509.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Alles". The signature is fluid and cursive, written over a white background.

Andrew Alles  
Senior Hydrogeologist  
Site Review Section

cc: Mr. Thomas Karwoski, P.G., BT2 Inc  
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TDD #: (608) 264-8777  
Fax #: (608) 267-1381  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

September 16, 2004

Brian Enke  
Iowa Oil Co (IOCO)  
100 E 1st St  
PO Box 712  
Dubuque, IA 52004-0712

RE: **Conditional Case Closure**

**Commerce # 53805-1332-01**      **WDNR BRRTS # 03-22-193925**  
IOCO Speede Shoppe, 701 Elm St, Boscobel

Dear Mr. Enke:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Bt2 Inc, for the site referenced above. It is understood that residual soil and/or groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During the final groundwater sampling event conducted on October 7, 2004, the preventive action limit (PAL) for Xylenes was exceeded at monitoring well MW-5, at 5,290 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wis. Adm. Code, for Xylenes at the referenced property.

**The following condition must be satisfied to obtain final closure:**

- The monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5 have been properly abandoned and abandonment forms are received according to Chapter NR141.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-8509.

Sincerely,

Andrew Alles  
Senior Hydrogeologist  
Site Review Section

cc: Tom Bergamini, Bt2 Inc  
Case File

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	IOCO Speede Shoppe			<b>FID #</b>	
<b>BRRTS #:</b>	03-22-193925			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	53805-1332-01				
<b>CLOSURE DATE:</b>	September 17, 2004				
<b>STREET ADDRESS:</b>	701 Elm St				
<b>CITY:</b>	Boscobel				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>	462213	<b>Y =</b>	296293
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
• <b>IF YES, STREET ADDRESS:</b>	608 Elm St. and 47990 Cnty. Rd. W and 4138 Hwy M all at Boscobel, WI				
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>	See Attachment		<b>Y =</b>	See Attachment
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
• <b>IF YES, STREET ADDRESS 1:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>			<b>Y =</b>	
<b>CONTAMINATION IN RIGHT OF WAY:</b>		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input checked="" type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input checked="" type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate.					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input checked="" type="checkbox"/>

## GIS REGISTRY INFORMATION

Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)

☒

Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure

☐

## **Checklist of Documents for GIS Registry Packet**

### GIS Registry Fee

The soil and groundwater Geographic Information System (GIS) Registry fees (\$450) have been sent to the Wisconsin Department of Natural Resources (WDNR).

### 1. Property Deeds

1.0 A copy of the most recent deed is attached.

### 2. A Copy of Certified Survey Map

2.0 Copies of the certified survey maps are attached.

### 3. Parcel Identification Number and WTM83/91 Geographic Coordinates

3.0 The parcel identification numbers for the property: Parcel identification numbers are not used by Grant County.

4.0 The WTM83/91 coordinates for the sites are as follows:

- 4.1.1 IOCO Store #37: 462213, 296293 (center)
- 4.1.2 Wellner Property: 462176, 296340 (center)
- 4.1.3 Zirbel Property: 462204, 296319 (northeast corner)  
462112, 296319 (northwest corner)  
462204, 296274 (southeast corner)  
462111, 296274 (southwest corner)
- 4.1.4 Hendrick Property: 462200, 296484 (northeast corner)  
462074, 296484 (northwest corner)  
462200, 296332 (southeast corner)  
462074, 296332 (southwest corner)

Note: Coordinates were obtained from WDNR GIS Website at a scale of 1:3239.

### 4. Site Location Map

5.0 See attached **Figure 1**. Please note that all figures and tables are included on an attached CD-ROM.

### 5. Map of Contaminated Properties Within The Site Boundary

6.0 See attached **Figure 2**.

6. Tables of Groundwater and Soil Analytical Results

7.0 For groundwater analytical results see attached **Tables 3** and **5**.

8.0 For soil analytical results see attached **Tables 2** and **4**.

7. Isoconcentration Map

9.0 See attached **Figure 6**.

8. Table of Water Level Elevations

10.0 See attached **Table 1**.

9. Map of Groundwater Flow Direction

11.0 See attached **Figure 4**.

10. Map of Soil Samples and Soil Analytical Results Summary

12.0 See attached **Figures 5** and **7**.

11. Geologic Cross Section

13.0 See attached **Figure 3**.

12. Statement Signed by Responsible Party

14.0 A letter from the responsible party is attached.

13. Copy of Letter(s) Sent by Responsible Party to Affected Property Owners

15.0 Copies of the three letters sent to the affected property owners are attached.

14. Copy of Written Notifications to City/Village/Municipal/Railroad

16.0 A copy of the notification letter to the City of Boscobel is attached

DOCUMENT NO.

466562

THIS DEED, made between Ruth M. Baumeister, a single  
person

and Iowa Oil Company

Grantor

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Grant  
County, State of Wisconsin:

Lot 6 and the West 17 feet of Lot 5, Block 31 of the  
Original Plat of the Village (now City) of Boscobel,  
Grant County, Wisconsin, according to the recorded map  
or plat thereof.

STATE BAR OF WISCONSIN—FORM 1  
WARRANTY DEED  
THIS SPACE RESERVED FOR RECORDING DATA

GRANT COUNTY, WIS.  
RECEIVED FOR RECORD

JUN 19 1978

at 8:15 A. M. and recorded in

Vol. 539 of Record at Page 581

Marion L. Brown Register

RETURN TO

ATTY. ALLAN CAREW  
900 Dubuque Bldg,  
Dubuque, Iowa 52001-2102

Tax Key No.

State Transfer  
Tax Paid  
\$ 35.00

This not homestead property.  
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Ruth M. Baumeister

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements,  
municipal zoning ordinances and restrictions of record

and will warrant and defend the same.

Dated this 31st day of May, 19 78

(SEAL)

X Ruth M. Baumeister (SEAL)

\* Ruth M. Baumeister

(SEAL)

(SEAL)

AUTHENTICATION

Signatures authenticated this 31st day of  
May, 19 78

\* Peter J. Waltz

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,  
authorized by 1700.06, WIS. Stat.)

This instrument was drafted by

Attorney Peter J. Waltz

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me, this \_\_\_\_\_ day of

the above named \_\_\_\_\_

to me known to be the person \_\_\_\_\_ who executed the fore-  
going instrument and acknowledged the same.

\*  
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration  
date: \_\_\_\_\_, 19 \_\_\_\_.)

(Signatures may be authenticated or acknowledged. Both  
are not necessary.)

\*Names of persons signing in any capacity must be typed or printed below their signatures.

**640893**

Document No.

**WARRANTY DEED**VOL **919** PAGE **521****GRANT COUNTY, WI  
RECEIVED FOR RECORD****JUN 4 - 2002**at 8:15A M. and recorded in  
Vol. 919 of Records Page 521  
Marilyn Pierce Register

Recording Area

**RETURN RECORDED DOCUMENT TO:**Kinney & Urban, P.O. Box 528, Lancaster,  
WI 538131100pd

206-1002-000 and 206-1003-000

Parcel Identification No.

State Transfer  
Fee Paid  
\$ 174.00  
W-7**This Deed**, made between David J. Zirbel and Lynn

Zirbel, husband and wife, Grantor,

and Allen R. Hendrick and Pamela R. Hendrick,

husband and wife, as survivorship marital

property, Grantee,

Witnesseth, That the said Grantor, for valuable consideration conveys, to

Grantee, the following described real estate in Grant County, State of Wisconsin:

Lots 1, 2, 3, and 4 of Block 1 of Watkin's  
Addition to the Village (now City) of  
Boscobel, Grant County, Wisconsin,  
according to the recorded map or plat  
thereof.Also including the North Half (N ½) of the  
vacated alley which abuts the above land on  
the South side.

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except  
easements, restrictions and rights-of-way of record and will warrant and defend the same.Dated this 31st day of May, 2002.David J. Zirbel (SEAL)  
David J. ZirbelLynn Zirbel (SEAL)  
Lynn Zirbel**AUTHENTICATION**

Signature(s) of \* authenticated this \* day of \*, 20\*.

**ACKNOWLEDGMENT**STATE OF WISCONSIN )  
 )ss.  
COUNTY OF GRANT )\*  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_ authorized by Sec. 706.06,  
Wis.Stats.)Personally came before me this 31st day of May, 2002,  
the above-named David J. Zirbel and Lynn  
Zirbel, husband and wife, to me known to be the  
persons who executed the foregoing instrument and acknowledged  
the same.

This instrument was drafted by:

John A. Kussmaul  
Lancaster, WIBrady A. Bodenheiser  
Notary Public, Grant County, WI.  
My Commission is permanent. (If not, state  
expiration date: July 31, 2005)



609762

VOL 827 PAGE 473

Z & S Builders, LLC, a Wisconsin Limited Liability Company, by Mark A. Stevens (a/k/a Mark Stevens) and David J. Zirbel, its members, quit-claims to David J. Zirbel and Lynn Zirbel, husband and wife, as survivorship marital property, all of its right, title and interest in

the following described real estate in Grant County, State of Wisconsin.

GRANT COUNTY, WI  
RECEIVED FOR RECORD

MAY 12 1999

at 10:28 A.M. and recorded in  
Vol. 827 of Records Page 473  
William Pierce Register

RETURN TO  
Frantz & Kurth Law Office  
930 Lincoln Avenue  
Fennimore, WI 53809  
206-1002-0000; 206-1003-0000;  
206-1005-0000; 206-1167-0000  
Tax Parcel No.

Lots 1, 2, 3, 4, 9 and 10 of Block 1 of Watkins's Addition to the Village (now City) of Boscobel.

Also, a part of the NW¼ of the SE¼ of Section 27, T8N, R3W of the 4th P.M. in Grant County, Wisconsin, described as follows: Commencing at the Northeast Corner of Lot 23 of Section 27 of the Assessor's Plat of the City of Boscobel: thence South 34 feet; thence West 145.5 feet; thence South to the South line of said Lot 23; thence West on the South line of said Lot 23, 279.5 feet; thence along the bank of Sanders Creek to the North line of said Lot 23; thence along said North line 351 feet to the place of beginning.

This is an exempt transfer under Section 77.25(10), Stats.

This is not homestead property.  
~~xxx~~ (is not)

Dated this day of April, 1999

Z & S BUILDERS, LLC, by:

(SEAL)

Mark A. Stevens, Member

(SEAL)

(SEAL)

David J. Zirbel, Member

(SEAL)

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this day of \_\_\_\_\_, 19\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney David P. Kurth  
Fennimore, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN

Dodge County.

Personally came before me this 30 day of April, 1999, the above named

Mark A. Stevens, member

David J. Zirbel, member

to me known to be the person who executed the foregoing instrument and acknowledge the same.

David L. Quamme

Notary Public Dodge County, Wis.  
My Commission is permanent (If not, state expiration date: March 19 2000, 19\_\_\_\_)

605039

STATE BAR OF WISCONSIN FORM 1 - 1982  
WARRANTY DEED

L VOL 816 PAGE 540

DOCUMENT NO.

This Deed, made between Clarence D. Becwar and  
Theresa M. Becwar, husband and wifeGrantor,  
and Bradley E. Wellner and Debra L. Wellner,  
husband and wifeGrantee,  
Witnesseth, That the said Grantor, for a valuable consideration of \$1.00  
and other considerationconveys to Grantee the following described real estate in Grant  
County, State of Wisconsin: as survivorship marital property:GRANT COUNTY, WI  
RECEIVED FOR RECORD

NOV 27 1998

at 2:30P M. and recorded in  
Vol. 816 of Records Page 540  
McNamee Law Office Registrar

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS  
McNamee Law Office 12092  
P. O. Box 116  
Boscobel, WI 53805206-1168-0  
PARCEL IDENTIFICATION NUMBERA part of the Northwest 1/4 of the Southeast 1/4 of Section 27, Town 8 North, Range 3 West,  
Grant County, Wisconsin, described as follows: Commencing at a point 33 feet West of the  
Southwest corner of Block 19 of the Original Plat of the City of Boscobel, Wisconsin, according  
to the recorded plat thereof; thence running North 100 feet; thence West 145-1/2 feet; thence  
South 100 feet; thence East 145-1/2 feet to the place of beginning. Excepting therefrom  
conveyances to Grant County, Wisconsin granted by deeds recorded in Volume 244, page 110,  
and in Volume 244, page 111.

Outlot 24

This is homestead property.  
(is) ~~xxxx~~State Transfer  
Fee Paid  
\$ 165.00  
W-1

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Clarence D. Becwar and Theresa M. Becwarwarrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded easements  
and rights of way, easements for public utilities, and general taxes  
levied in the year of closing

and will warrant and defend the same.

Dated this 19th day of November, 19 98

(SEAL)

Clarence D. Becwar (SEAL)

(SEAL)

• Clarence D. Becwar

(SEAL)

Theresa M. Becwar (SEAL)• Theresa M. Becwar

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

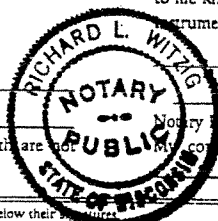
John W. McNameeBoscobel, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

State of Wisconsin,

Grant County, } ss.

Personally came before me this 19th day of  
November, 19 98, the above namedClarence D. Becwar and Theresa  
M. Becwarto me known to be the person s who executed the foregoing  
instrument and acknowledge the same.Notary Public, Grant County, Wis.My commission is permanent. (If not, state expiration date:  
11-18-2001)

\* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN  
Form No. 1 - 1982Wisconsin Legal Blank Co., Inc.  
Milwaukee, Wis.

605039

Doc. No.  
DILHR USE

## Rental Unit Energy Efficiency Standards

This Instrument Was Drafted By:  
 Wisconsin Department of Industry,  
 Labor and Human Relations  
 Safety & Buildings Division  
 Rental Weatherization Program  
 P.O. Box 7971, Madison, WI 53707  
 (608) 266-0671

TYPE OR PRINT USING BLACK INK

## STIPULATION

Seller's Name(s): <i>Clarence &amp; Theresa Becwar</i>		Rental Building Location - Street Address: <i>606 Elm St.</i>	Recording Information (Leave Blank)  <b>VOL 816 PAGE 541</b>
Street Address: <i>606 Elm St.</i>	City: <i>Boscobel</i>	County: <i>Grant</i>	
City: <i>Boscobel</i>	State & Zip Code: <i>WI 53805</i>	Number of Rental Buildings on Property: <i>1</i>	Total Number of Rental Units: <i>1</i>
Seller's Telephone Number (include area code): <i>608-375-5368</i>			
Legal Description of Rental Unit Property (may attach separate sheet):  <i>See attached legal description</i>			

Section 101.122, Wisconsin Statutes, requires that a Certificate of Compliance, Stipulation or Waiver authorized (affixing stamp) by the Department of Industry, Labor and Human Relations (DILHR) must accompany the documents of transfer for residential rental building ownership changes. This process is defined in Chapter ILHR 67, Wisconsin Adm. Code. Receipt of a Certificate indicates conformance with ILHR 67.05. In lieu of the Certificate, the purchaser may accept responsibility for program compliance with either a Stipulation under ILHR 67.08(3), or a Waiver under ILHR 67.08(2).

**Stipulation:** The seller of the residential rental building may present this Stipulation to the Register of Deeds signed by the purchaser and validated (**See Instructions Below**), stating that the new residential rental building owner shall bring the rental building into compliance with energy measures specified in Chap. ILHR 67 no later than one year after the date of transfer. The date of transfer is the date this Stipulation is validated below by an agency official, unless documentation of another date is provided to DILHR.

**Instructions:** To receive a Stipulation, the seller of the residential rental building must provide the seller and purchaser information requested above, as well as have the purchaser sign the applicable signature/address block below. The Stipulation must then be submitted to DILHR, an Authorized Municipality, or a DILHR Agent for validation (Contact DILHR for a list of Agents and Authorized Municipalities). If your local municipality is not authorized or a DILHR Agent is not in your area, the Stipulation and **\$20.00** nonrefundable filing fee (**do not send cash**) should be sent to: DILHR, Rental Weatherization Program, P.O. Box 7971, Madison, WI 53707. Make sure the check is made payable to DILHR or your municipality, whichever is applicable, and that it accompanies this Stipulation application. The DILHR validated Stipulation Agreement will be returned to the purchaser, unless another party is designated in writing.

**Buildings With Existing Leases:** The purchaser should enter a Stipulation agreement (sign below) if the property is a rental building having four or fewer dwelling units and the purchaser(s) intends to occupy one dwelling unit in the building as their primary residence within a year of this original Stipulation, but cannot occupy immediately because of an existing lease obligation to current tenants. To satisfy this Stipulation, the purchaser should notify DILHR at the time he/she takes occupancy. Send written notification of owner occupancy and a copy of this Stipulation to DILHR. DILHR will confirm by return letter.

This document is valid only if no previous Stipulation or Waiver is currently on file for this property.

## STIPULATION AGREEMENT

(WS)

I (we) accept all responsibility to bring the above described residential rental building into compliance with Chapter ILHR 67 no later than one (1) year from the date of transfer. This required action is in specific accordance with ILHR 67.08(3), ILHR 67.13(4) and Wisconsin Statutes 101.122.

Print Purchaser's Name(s): <i>Bradley E. &amp; Debra L. Wellner</i>		Purchaser's Signature(s): <i>Bradley E. Wellner</i>		Date Signed: <i>11/19/98</i>
Purchaser's Street Address: <i>Rt. 1</i>		Purchaser's City, State & Zip Code: <i>Boscobel WI 53805</i>		Purchaser's Telephone Number (include area code): <i>608-375-5344</i>
Validated By: <input checked="" type="checkbox"/> DILHR Agent Auth. or Tax Rev. #: <i>A-22-000</i>	<input type="checkbox"/> DILHR <input type="checkbox"/> Authorized Municipality	Date Validated: <i>Nov. 27, 1998</i>	Expiration Date (add one (1) year to Date Validated): <i>Nov. 27, 1999</i>	STATE OF WI TRANSFER AUTHORIZATION NUMBER <b>S-76629</b>
Print Official's Name: <i>Marilyn Pierce</i>		Official's Signature: <i>Marilyn Pierce</i>		
Municipality/County Name: <i>Grant County</i>		Office of: <i>Register of Deeds</i>		
		Enter DILHR Transfer Authorization Number From Stamp Here: <b>S- 0 7 6 6 2 9</b>		

## TRANSFER OF STIPULATION

If the above described residential rental building(s) is transferred within one year of the validation date of this Stipulation and before the residential rental building has been certified as being in compliance with ILHR 67, the new purchaser must sign below and forward a copy of this document to DILHR. By signing below, the new purchaser accepts the compliance responsibility to this Stipulation, thus requiring Code compliance before the expiration date given above.

Print New Purchaser's Name(s):		New Purchaser's Signature(s):		Date Signed:
New Purchaser's Street Address:		City, State & Zip Code:		Telephone Number (include area code):

SBD-7115 (R. 11/85)

Copy Distribution: White-For Recordation: Yellow-DILHR: Green-Municipality/Inspector: Pink-Seller(s)

West of Cassess Plat,  
City of Rosebud

30  
32 acres

18  
1.75 acres

19  
1.75 acres

20  
1.75 acres

21  
1.75 acres

22  
1.75 acres

23  
1.75 acres

24  
1.75 acres

25  
1.75 acres

26  
1.75 acres

27  
1.75 acres

28  
1.75 acres

29  
1.75 acres

30  
1.75 acres

31  
1.75 acres

32  
1.75 acres

33  
1.75 acres

34  
1.75 acres

35  
1.75 acres

36  
1.75 acres

37  
1.75 acres

38  
1.75 acres

39  
1.75 acres

40  
1.75 acres

41  
1.75 acres

42  
1.75 acres

43  
1.75 acres

44  
1.75 acres

45  
1.75 acres

46  
1.75 acres

47  
1.75 acres

48  
1.75 acres

49  
1.75 acres

50  
1.75 acres

51  
1.75 acres

52  
1.75 acres

53  
1.75 acres

54  
1.75 acres

55  
1.75 acres

56  
1.75 acres

57  
1.75 acres

58  
1.75 acres

59  
1.75 acres

60  
1.75 acres

61  
1.75 acres

62  
1.75 acres

63  
1.75 acres

64  
1.75 acres

65  
1.75 acres

66  
1.75 acres

67  
1.75 acres

68  
1.75 acres

69  
1.75 acres

70  
1.75 acres

71  
1.75 acres

72  
1.75 acres

73  
1.75 acres

74  
1.75 acres

75  
1.75 acres

76  
1.75 acres

77  
1.75 acres

78  
1.75 acres

79  
1.75 acres

80  
1.75 acres

81  
1.75 acres

82  
1.75 acres

83  
1.75 acres

84  
1.75 acres

85  
1.75 acres

86  
1.75 acres

87  
1.75 acres

88  
1.75 acres

89  
1.75 acres

90  
1.75 acres

91  
1.75 acres

92  
1.75 acres

93  
1.75 acres

94  
1.75 acres

95  
1.75 acres

96  
1.75 acres

97  
1.75 acres

98  
1.75 acres

99  
1.75 acres

100  
1.75 acres

101  
1.75 acres

102  
1.75 acres

103  
1.75 acres

104  
1.75 acres

105  
1.75 acres

106  
1.75 acres

107  
1.75 acres

108  
1.75 acres

109  
1.75 acres

110  
1.75 acres

111  
1.75 acres

112  
1.75 acres

113  
1.75 acres

114  
1.75 acres

115  
1.75 acres

116  
1.75 acres

117  
1.75 acres

118  
1.75 acres

119  
1.75 acres

120  
1.75 acres

121  
1.75 acres

122  
1.75 acres

123  
1.75 acres

124  
1.75 acres

125  
1.75 acres

126  
1.75 acres

127  
1.75 acres

128  
1.75 acres

129  
1.75 acres

130  
1.75 acres

131  
1.75 acres

132  
1.75 acres

133  
1.75 acres

134  
1.75 acres

135  
1.75 acres

136  
1.75 acres

137  
1.75 acres

138  
1.75 acres

139  
1.75 acres

140  
1.75 acres

141  
1.75 acres

142  
1.75 acres

143  
1.75 acres

144  
1.75 acres

145  
1.75 acres

146  
1.75 acres

147  
1.75 acres

148  
1.75 acres

149  
1.75 acres

150  
1.75 acres

151  
1.75 acres

152  
1.75 acres

153  
1.75 acres

154  
1.75 acres

155  
1.75 acres

156  
1.75 acres

157  
1.75 acres

158  
1.75 acres

159  
1.75 acres

160  
1.75 acres

161  
1.75 acres

162  
1.75 acres

163  
1.75 acres

164  
1.75 acres

165  
1.75 acres

166  
1.75 acres

167  
1.75 acres

168  
1.75 acres

169  
1.75 acres

170  
1.75 acres

171  
1.75 acres

172  
1.75 acres

173  
1.75 acres

174  
1.75 acres

175  
1.75 acres

176  
1.75 acres

177  
1.75 acres

178  
1.75 acres

179  
1.75 acres

180  
1.75 acres

181  
1.75 acres

182  
1.75 acres

183  
1.75 acres

184  
1.75 acres

185  
1.75 acres

186  
1.75 acres

187  
1.75 acres

188  
1.75 acres

189  
1.75 acres

190  
1.75 acres

191  
1.75 acres

192  
1.75 acres

193  
1.75 acres

194  
1.75 acres

195  
1.75 acres

196  
1.75 acres

197  
1.75 acres

198  
1.75 acres

199  
1.75 acres

200  
1.75 acres

201  
1.75 acres

202  
1.75 acres

203  
1.75 acres

204  
1.75 acres

205  
1.75 acres

206  
1.75 acres

207  
1.75 acres

208  
1.75 acres

209  
1.75 acres

210  
1.75 acres

211  
1.75 acres

212  
1.75 acres

213  
1.75 acres

214  
1.75 acres

215  
1.75 acres

216  
1.75 acres

217  
1.75 acres

218  
1.75 acres

219  
1.75 acres

220  
1.75 acres

221  
1.75 acres

222  
1.75 acres

223  
1.75 acres

224  
1.75 acres

225  
1.75 acres

226  
1.75 acres

227  
1.75 acres

228  
1.75 acres

229  
1.75 acres

230  
1.75 acres

231  
1.75 acres

232  
1.75 acres

233  
1.75 acres

234  
1.75 acres

235  
1.75 acres

236  
1.75 acres

237  
1.75 acres

238  
1.75 acres

239  
1.75 acres

240  
1.75 acres

241  
1.75 acres

242  
1.75 acres

243  
1.75 acres

244

DOCUMENT NO.

466562

THIS DEED, made between Ruth M. Baumeister, a single person

Grantor

and Iowa Oil Company

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Grant County, State of Wisconsin:

Lot 6 and the West 17 feet of Lot 5, Block 31 of the Original Plat of the Village (now City) of Boscobel, Grant County, Wisconsin, according to the recorded map or plat thereof.

STATE BAR OF WISCONSIN--FORM 1  
WARRANTY DEED  
THIS SPACE RESERVED FOR RECORDING DATA

GRANT COUNTY, WIS.  
RECEIVED FOR RECORD

JUN 19 1978

at 8:15 A.M. and recorded in  
Vol. 539 of Record Page 581  
Marion L. Shaw Register

RETURN TO  
ATTY. ALLAN CAREW  
900 Dubuque Bldg,  
Dubuque, Iowa 52001-52002

Tax Key No. \_\_\_\_\_

State Transfer  
Tax Paid  
\$35.00

This not homestead property.  
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And Ruth M. Baumeister

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, municipal zoning ordinances and restrictions of record

and will warrant and defend the same.

Dated this 31st day of May, 19 78.

(SEAL)

X Ruth M Baumeister (SEAL)

\* Ruth M. Baumeister

(SEAL)

(SEAL)

AUTHENTICATION

Signatures authenticated this 31st day of May, 19 78

\* Peter J. Waltz

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by \$700.00, Wis. Stat.)

This instrument was drafted by

Attorney Peter J. Waltz

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County. }  
Personally came before me, this \_\_\_\_\_ day of

the above named \_\_\_\_\_

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledged the same.

\* \_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19 \_\_\_\_.)

\*Names of persons signing in any capacity must be typed or printed below their signatures.

**Table 1**  
**Water Level Summary**  
**IOCO - Boscobel**

701 Elm Street, Boscobel, Wisconsin / Project #1232

Raw Data Measurement Date	Depth to Water in Feet Below Top of Well Casing				
	MW1	MW2	MW3	MW4	MW5
07-Apr-99	15.21	16.71	18.13	15.47	15.14
07-May-99	14.79	16.27	17.79	15.21	14.74
21-Dec-99	15.56	17.04	18.51	15.79	15.51
08-Aug-00	14.91	16.37	17.92	15.34	14.85
10-Nov-00	15.41	16.88	18.31	15.68	15.32
06-Mar-01	15.55	17.06	18.43	15.70	15.48
11-May-01	14.87	16.40	17.83	15.19	14.81
07-Aug-01	15.24	16.73	18.21	15.58	15.16
07-Oct-03	16.35	17.43	18.69	15.98	15.97
(2)					

Well Number Top of Casing Elevation (feet amsl) Measurement Date	GW Elevation in Feet Above Mean Sea Level (amsl)				
	MW1	MW2	MW3	MW4	MW5
(1)	666.78	668.34	669.02	666.29	666.65
07-Apr-99	651.57	651.63	650.89	650.82	651.51
07-May-99	651.99	652.07	651.23	651.08	651.91
21-Dec-99	651.22	651.30	650.51	650.50	651.14
08-Aug-00	651.87	651.97	651.10	650.95	651.80
10-Nov-00	651.37	651.46	650.71	650.61	651.33
06-Mar-01	651.23	651.28	650.59	650.59	651.17
11-May-01	651.91	651.94	651.19	651.10	651.84
07-Aug-01	651.54	651.61	650.81	650.71	651.49
07-Oct-03	650.43	650.91	650.33	650.31	650.68
(2)					

**NOTES:**

- (1)- Top of well casing elevations surveyed relative to benchmark (BM), which is top of service nut on City hydrant located at southwest corner of West LeGande and Elm Street. Reported BM elevation is 668.35 feet amsl.
- (2)- Depth to groundwater measurements collected on October 7, 2003 may be inaccurate due to malfunctioning field equipment.

**Table 2**  
**Site Investigation Soil Sample Analytical Results Summary**  
**IOCO - Boscobel / Project #1232**  
(Results in  $\mu\text{g/kg}$ , unless otherwise noted)

Sample	Date	Depth (feet)	Lab Notes	PID/FID	DRO (mg/kg)	GRO (mg/kg)	Benzene	E	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Lead (mg/kg)
S1	6/9/98	surface	--	--	NA	3,900	<2,000	6,100	11,000	251,000	320,000	130,000	<2,000	NA
GP1 S7	8/12/98	13	--	2.7	NA	<5.1	<26	<26	<26	<77	<26	<26	<26	<4.1
GP1 S10	8/12/98	20	--	598	NA	8.8	<31	185	358	1,180	543	148	<31	<4.9
GP2 S5	8/12/98	9	--	2.7	NA	<5.2	<26	<26	<26	<78	<26	<26	<26	<4.1
GP2 S8	8/12/98	16	(1)	8.1	NA	7,880	<1,400	35,400	62,800	567,000	567,000	194,000	<1,400	<4.6
GP2 S10	8/12/98	20	(2)	866	NA	7,600	<4,410	132,000	303,000	648,000	273,000	83,300	<3,100	<4.9
GP3 S3	8/12/98	5	--	8.1	NA	<5.3	<26	<26	<26	<79	29	<26	<26	<4.2
GP3 S10	8/12/98	20	(1)	525	NA	1,380	<310	9,010	30,000	47,600	50,100	15,000	<310	<5.0
GP4 S5	8/12/98	9	--	8.1	NA	<5.2	<26	<26	<26	<77	<26	68	<26	<4.1
GP4 S8	8/12/98	16	(1)	235	NA	1,180	1,650	11,600	25,900	76,400	68,200	23,500	<290	<4.7
GP4 S9	8/12/98	18	(1)	1,592	NA	727	9,610	19,900	65,700	89,100	38,700	10,900	<290	<4.7
GP5 S3	8/12/98	7	--	2.7	NA	<5.2	<26	<26	<26	<78	44	<26	<26	<4.2
GP5 S8	8/12/98	16	(1)	2.7	NA	48	<29	<29	<29	582	1,980	1,980	<29	<4.7
GP5 S10	8/12/98	20	(3)	1,125	NA	2,930	<1,600	<1,600	<1,600	<4,600	<2,440	<1,600	<1,600	<4.9
GP6 S3	8/12/98	5	--	2.7	NA	<5.2	<26	<26	<26	<78	<26	<26	<26	<4.1
GP6 S10	8/12/98	20	--	2.7	NA	<6.2	<31	<31	<31	<92	35	<31	<31	<4.9
GP7 S5	8/12/98	9	--	2.7	NA	<5.2	<26	32	<26	175	40	<26	<26	<4.1
GP7 S8	8/12/98	16	(1)	1,720	NA	415	<150	8,770	15,400	50,900	27,300	7,580	<150	7.9

**Table 2 (Continued)**  
**Site Investigation Soil Sample Analytical Results Summary**

Sample	Date	Depth (feet)	Lab Notes	PID/FID	DRO (mg/kg)	GRO (mg/kg)	Benzene	E	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Lead (mg/kg)
GP7 S9	8/12/98	17	(4)	954	NA	178	<150	1,090	<214	5,350	4,760	1,780	<150	<4.8
GP8 S2	8/12/98	4	--	8.1	NA	<5.2	<26	<26	<26	<78	38	<26	<26	<4.2
GP8 S10	8/12/98	20	(5)	487	NA	56	<88	839	1,820	4,500	1,950	560	<30	<4.9
S2	10/13/98	3	(2)	>10,000	NA	10,100	<3,180	78,900	406,000	1,130,000	732,000	226,000	<2,740	NA
S3	10/13/98	3	--	2,500	NA	<5.3	<27	<27	66	171	78	45	<27	NA
S4	10/13/98	3	(6)	800	NA	2,540	<552	<586	<552	8,620	10,900	48,600	<552	NA
S5	10/13/98	3	--	>10,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S6	10/13/98	3	--	7,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S7	10/13/98	3	--	3,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S8	10/13/98	3	--	300	NA	<5.3	<27	<27	40	83	63	<27	<27	NA
S9	10/13/98	3	--	600	NA	<5.2	<26	<26	115	125	34	<26	<26	NA
S33	10/13/98	2	--	400	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S34	10/13/98	2	--	800	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S35	10/13/98	2	--	>10,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S36	10/13/98	4.5	--	80	NA	10	<27	<27	<27	186	219	99	<27	NA
S37	10/13/98	6	(1)	45	NA	<5.3	<27	<27	<27	159	212	138	<27	NA
S38	10/13/98	4.5	--	>10,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S39	10/13/98	6	(1)	>10,000	NA	8,150	16,100	128,000	282,000	1,060,000	569,000	175,000	<2,680	NA
MW1-S3	4/6/99	14	--	0	NA	<5.2	<26	<26	<26	<78	<26	<26	<26	NA
MW2-S3	4/6/99	14	--	2	NA	<5.1	<26	<26	<26	<77	<26	<26	<26	NA



**Table 3**  
**Groundwater Sample Analytical Results Summary**  
**IOCO - Boscobel / Project #1232**  
 (Results in  $\mu\text{g/l}$ )

Sample	Date	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Lead	Other Compounds
GP-1	8/12/98	71,000	110	2,400	14,000	19,000	5,600	<8.0	NA	NA
GP-5	8/12/98	37,000	8.3	270	34	9,400	4,900	<8.0	NA	NA
GP-7	8/12/98	46,000	62	1,700	7,900	13,000	3,960	<8.0	NA	NA
GP-9	8/12/98	24,000	2,600	860	7,100	5,500	1,270	<3.2	NA	NA
GP-10	8/12/98	76,000	4,600	2,900	30,000	18,000	5,200	<8.0	NA	NA
GP-11	12/29/98	1,000	1,400	340	1,900	1,800	503	39	NA	NA
GP-12	12/29/98	<50	<0.13	<0.22	0.30	0.36	<0.51	<0.16	NA	NA
GP-13	12/29/98	<50	<0.13	<0.22	0.25	<0.23	<0.51	<0.16	NA	NA
GP-14	12/29/98	2,200	350	120	160	490	159	13	NA	NA
GP-14D	12/29/98	<50	<0.13	<0.22	0.37	0.43	<0.51	<0.16	NA	NA
GP-15	12/29/98	240	28	26	1.9	1.3	2.3	<1.1	NA	NA
GP-15D	12/29/98	<50	0.16	0.22	0.32	0.35	<0.51	<0.16	NA	NA
GP-16	12/29/98	<50	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
GP-17	12/29/98	<50	<0.13	<0.22	0.36	0.31	<0.51	<0.16	NA	NA
GP-18	12/29/98	<50	0.67	<0.22	0.39	0.27	<0.51	<0.16	NA	NA
GP-19	12/29/98	<50	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
GP-20	12/29/98	<50	<0.13	<0.22	0.23	<0.23	<0.51	<0.16	NA	NA
GP-21	12/29/98	<50	<0.13	<0.22	0.32	0.26	<0.51	<0.16	NA	NA
GP-22	12/29/98	<50	<0.13	<0.22	0.31	0.27	<0.51	<0.16	NA	NA

**Table 3 (Continued)**  
**Groundwater Sample Analytical Results Summary**

Sample	Date	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	Lead	Other Compounds
MW5 (cont.)	8/7/01 Dup	13,000	160	390	4,200	2,300	720	<3.2	NA	NA
	10/7/03	35,000	80.1	928	11,900	5,290	1,541	<6	NA	NA
	10/7/03 Dup	35,700	98.3	971	14,200	5,570	1,656	<6	NA	NA
Rinsate Blank	4/7/99	NA	<0.10	<0.25	<0.10	<0.25	<0.20	<0.25	NA	ND
	5/7/99	NA	0.16	<0.22	0.67	0.24	<0.51	<0.16	NA	NA
	12/21/99	NA	<0.13	0.35	1.3	2.1	0.49	<0.16	NA	NA
Trip Blank	8/12/98	<50	<0.13	<0.22	0.28	0.63	0.24	<0.16	NA	NA
	12/29/98	<50	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
	4/7/99	NA	<0.10	<0.25	<0.10	<0.25	<0.20	<0.25	NA	Methylene chloride 1.1
	5/7/99	NA	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
	12/21/99	NA	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
	12/29/99	NA	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
	8/8/00	<14	<0.50	<0.50	<0.50	<1.5	<1.0	<0.40	NA	NA
	11/10/00	NA	<0.40	<0.40	<0.40	<1.10	<0.80	<0.40	NA	Naphthalene <1.0
	3/6/01	NA	<0.40	<0.40	<0.40	<1.1	<0.80	<0.40	NA	Naphthalene <1.0
	5/11/01	NA	<0.40	<0.40	<0.40	<1.1	<0.80	<0.40	NA	Naphthalene <1.0
	8/7/01	<50	<0.13	<0.22	0.25	<0.23	<0.51	<0.16	NA	NA
	10/7/03	<50	<0.31	<0.5	<0.3	<0.92	<0.71	<0.3	NA	NA

**Table 3 (Continued)**  
**Groundwater Sample Analytical Results Summary**

Sample	Date	GRO	Benzene	Ethylbenzene	Toluene	Xylenes	TMBS	MTBE	Lead	Other Compounds
MW4 (cont.)	8/7/01	<50	<0.13	<0.22	<0.20	<0.23	<0.51	<0.16	NA	NA
	10/7/03	<50	<0.31	<0.5	<0.3	<0.92	<0.71	<0.3	NA	NA
MW5	4/7/99	24,000	780	620	7,300	3,900	1,360	<40	72	Naphthalene n-Propylbenzene 130
	5/7/99	NA	210	180	1,900	1,000	490	<16	38	Naphthalene 120
	5/7/99 Dup	NA	540	430	5,500	2,600	940	<16	NA	NA
	12/21/99	NA	270	600	3,200	3,600	1,210	<8.0	NA	Naphthalene 270
	12/21/99 Dup	NA	370	730	4,600	4,300	1,250	<8.0	NA	Naphthalene 290
	8/8/00	14,000	230	430	5,000	2,500	890	31	NA	NA
	8/8/00 Dup	35,000	910	1,200	15,000	6,900	1,940	32	NA	NA
	11/10/00	NA	990	1,700	21,000	10,300	1,800	<400	NA	Naphthalene <1,000
	11/10/00 Dup	NA	800	1,500	19,000	9,300	1,600	<400	NA	Naphthalene <1,000
	3/6/01	NA	320	850	1,200	5,300	1,200	<200	NA	Naphthalene 520
	3/6/01 Dup	NA	1,000	1,700	22,000	10,700	2,550	<200	NA	Naphthalene 360
	5/11/01	NA	450	670	12,000	4,000	1,160	<20	NA	Naphthalene 190
	5/11/01 Dup	NA	320	520	12,000	2,990	980	<20	NA	Naphthalene 180
	8/7/01	8,300	130	260	3,100	1,500	444	<3.2	NA	NA

**Table 4**  
**Excavation Soil Sample Analytical Results Summary**  
**IOCO - Boscobel / Project #1232**  
 (Results in  $\mu\text{g/kg}$ , unless otherwise noted)

Sample	Date	Depth (feet)	Lab Notes	PID/FID	DRO (mg/kg)	GRO (mg/kg)	Benzene	E	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	Lead (mg/kg)
<b>Limited Soil Excavation Sampling</b>														
S10	10/13/98	6	--	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S11	10/13/98	6	--	3	NA	<5.2	<26	<26	<26	<78	<26	<26	<26	NA
S12	10/13/98	6	--	2	NA	<5.2	<26	<26	<26	<79	<26	<26	<26	NA
S13	10/13/98	4.5	--	4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S14	10/13/98	4.5	--	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S15	10/13/98	4	--	0	NA	<5.2	<26	<26	<26	<77	<26	<26	<26	NA
S16	10/13/98	4.5	--	100	NA	<5.1	<26	<26	<26	<77	<26	<26	<26	NA
S17	10/13/98	3.5	--	50	NA	<5.2	<26	<26	<26	<77	<26	<26	<26	NA
S18	10/13/98	4.5	--	5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S19	10/13/98	3.5	--	2	NA	<5.2	<26	<26	<26	<78	<26	<26	<26	NA
S20	10/13/98	4	--	20	NA	<5.4	27	<27	150	300	139	49	<27	NA
S21	10/13/98	4.5	--	15	NA	<5.1	<26	<26	<26	<77	<26	<26	<26	NA
S22	10/13/98	4.5	--	800	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S23	10/13/98	4.5	--	80	NA	<5.2	<26	<26	<26	<78	<26	<26	<26	NA
S24	10/13/98	7	(1)	1,500	NA	269	<124	<124	<124	2,800	9,940	5,690	<124	NA
S25	10/13/98	7	(1)	7,500	NA	4,770	1,480	31,800	72,100	379,000	378,000	143,000	<1,400	NA
S26	10/13/98	4.5	--	0	NA	<5.3	<26	<26	<26	<79	<26	<26	<26	NA
S27	10/13/98	3.5	--	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**Table 5**  
**RNA Analytical Results Summary**  
**IOCO - Boscobel / Project #1232**

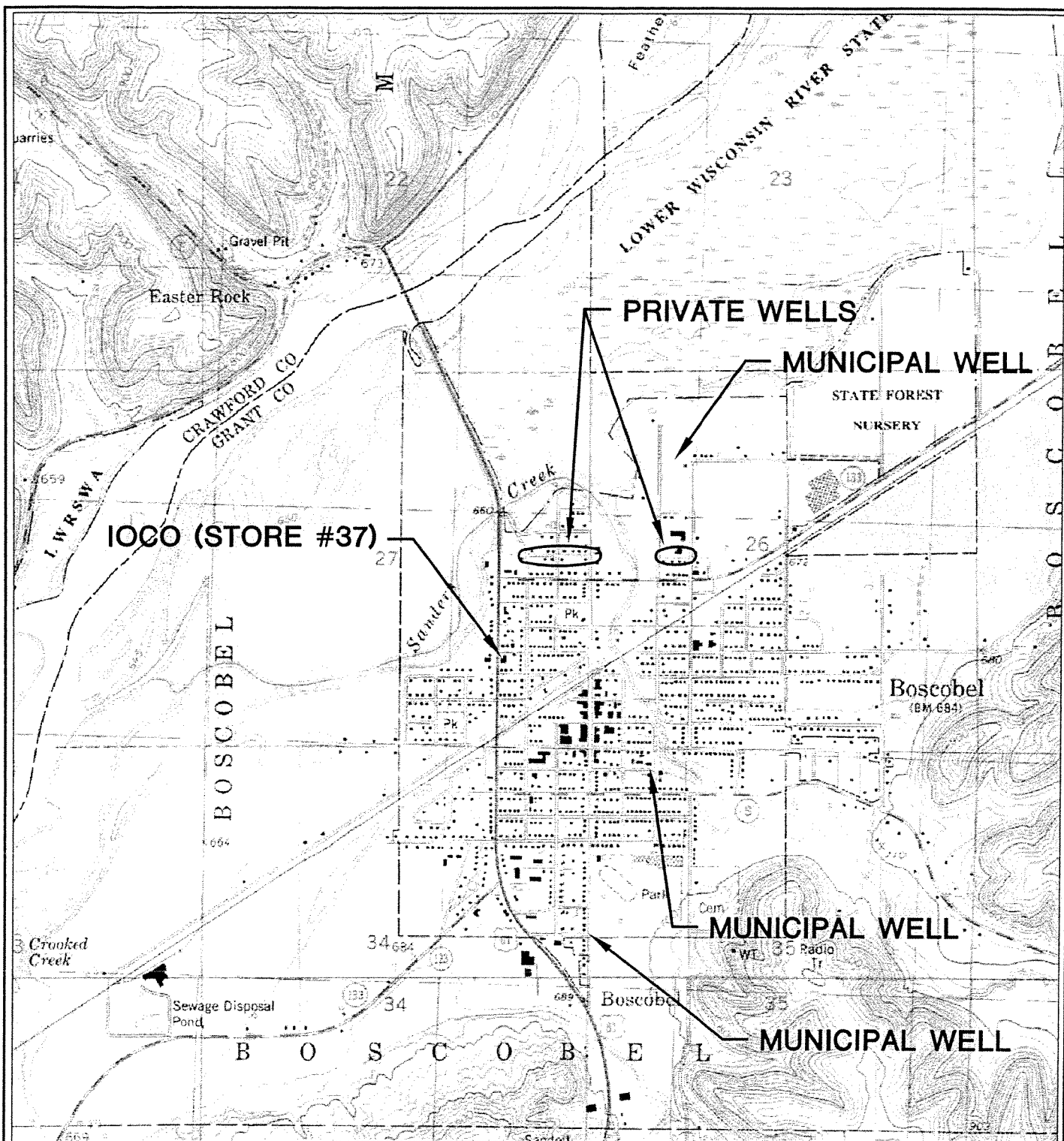
Sample	Date	Dissolved Oxygen (mg/l)	Nitrate +Nitrite (mg/l as N)	Dissolved Iron (mg/l)	Sulfate (mg/l)	PH (Std. Units)
MW1	5/7/99	4.0	15	<0.024	31	6.69
	10/7/03	2.0	11.0	0.0332	27.6	6.70
MW2	5/7/99	4.5	3.8	<0.024	29	6.89
	10/7/03	4.0	4.43	0.0123	13.6	6.40
MW3	5/7/99	2.5	0.25	4.6	28	6.73
	10/7/03	<1.0	0.7	3.07	17.9	6.60
MW4	5/7/99	3.0	1.7	<0.024	4.1	6.65
	10/7/03	<1.0	2.44	0.0654	24.5	6.00
MW5	5/7/99	1.0	2.1	0.24	15	6.40
	10/7/03	<1.0	0.22	3.79	11.5	6.30

**ABBREVIATION:**

RNA = Remediation by Natural Attenuation

**NOTE:**

1-Dissolved oxygen (DO) and pH measured in the field. DO measured prior to purging using Chemet Colorimetric test kit; pH measured after purging using pH meter.



BOSCOBEL QUADRANGLE  
WISCONSIN  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
NW/4 BOSCOBEL 15' QUADRANGLE  
1983  
SCALE: 1" = 2,000'



PROJECT NO. 1232

DRAWN BY: KP

CHECKED BY: DS

DRAWN: 07/16/98

REVISED: 12/19/03

FIGURE 1  
SITE LOCATION MAP  
IOCO (STORE #37)  
701 ELM STREET  
BOSCOBEL, WISCONSIN



LEGEND

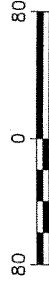
⊕ MONITORING WELL

⊕ GEOPROBE BORING

--- APPROXIMATE PROPERTY BOUNDARY

NOTES:

1. PROPERTY LINES OBTAINED FROM PROPERTY DEEDS AND ASSESSORS PLAT, CITY OF BOSCOBEL.



SCALE: 1" = 80'

FIGURE 2

SITE PLAN WITH GEOLOGIC CROSS SECTION LOCATION

IOCO (STORE #37)  
701 ELM STREET

BOSCOBEL, WISCONSIN

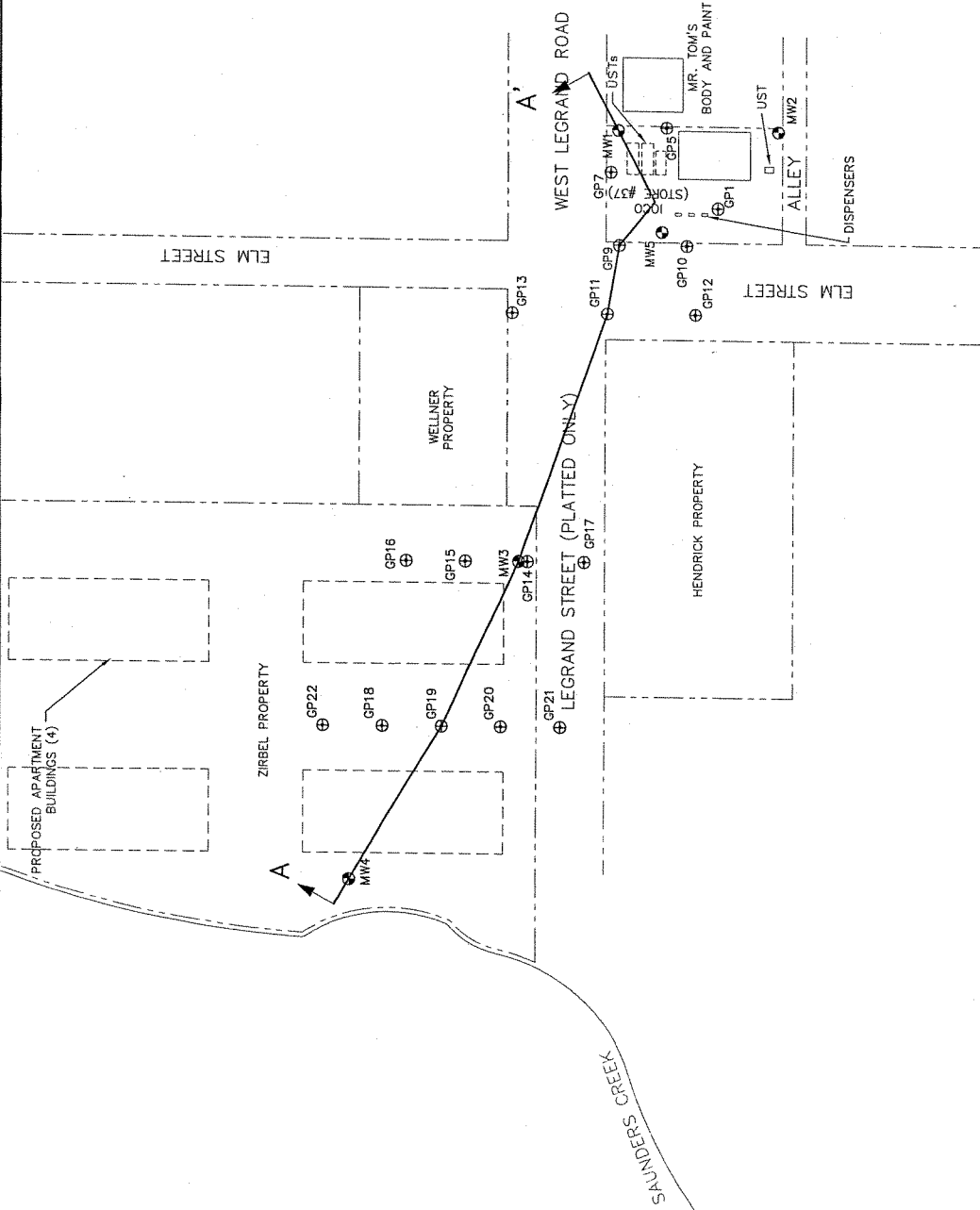
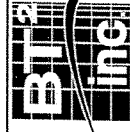
PROJECT NO. 1232

DRAWN BY: KP/CS

CHECKED BY: NH

DRAWN: 06/17/99

REVISED: 08/19/02







# LEGEND

MONITORING WELL

GEOPROBE BORING

APPROXIMATE PROPERTY BOUNDARY

UTILITY POLE

WATER MAIN

GAS MAIN

SANITARY SEWER

TELEPHONE

651.54  
WATER TABLE ELEVATION  
MEASURED ON 08/07/01

WATER TABLE CONTOUR

APPROXIMATE GROUNDWATER  
FLOW DIRECTION

FIGURE 4  
WATER TABLE MAP FOR AUGUST 7, 2001  
IOCO (STORE #37)  
701 ELM STREET  
BOSCobel, WISCONSIN

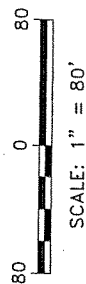
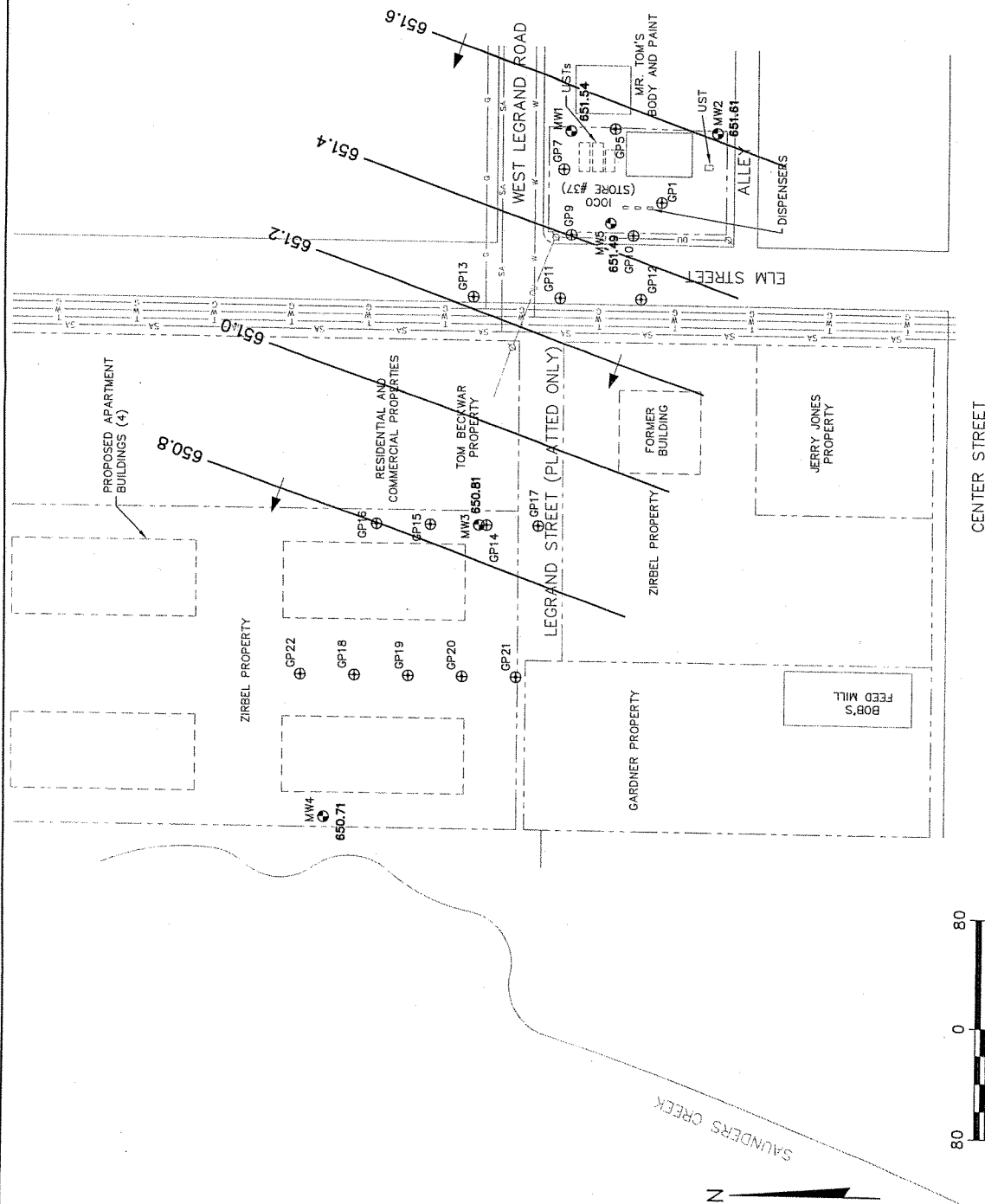
PROJECT NO. 1232

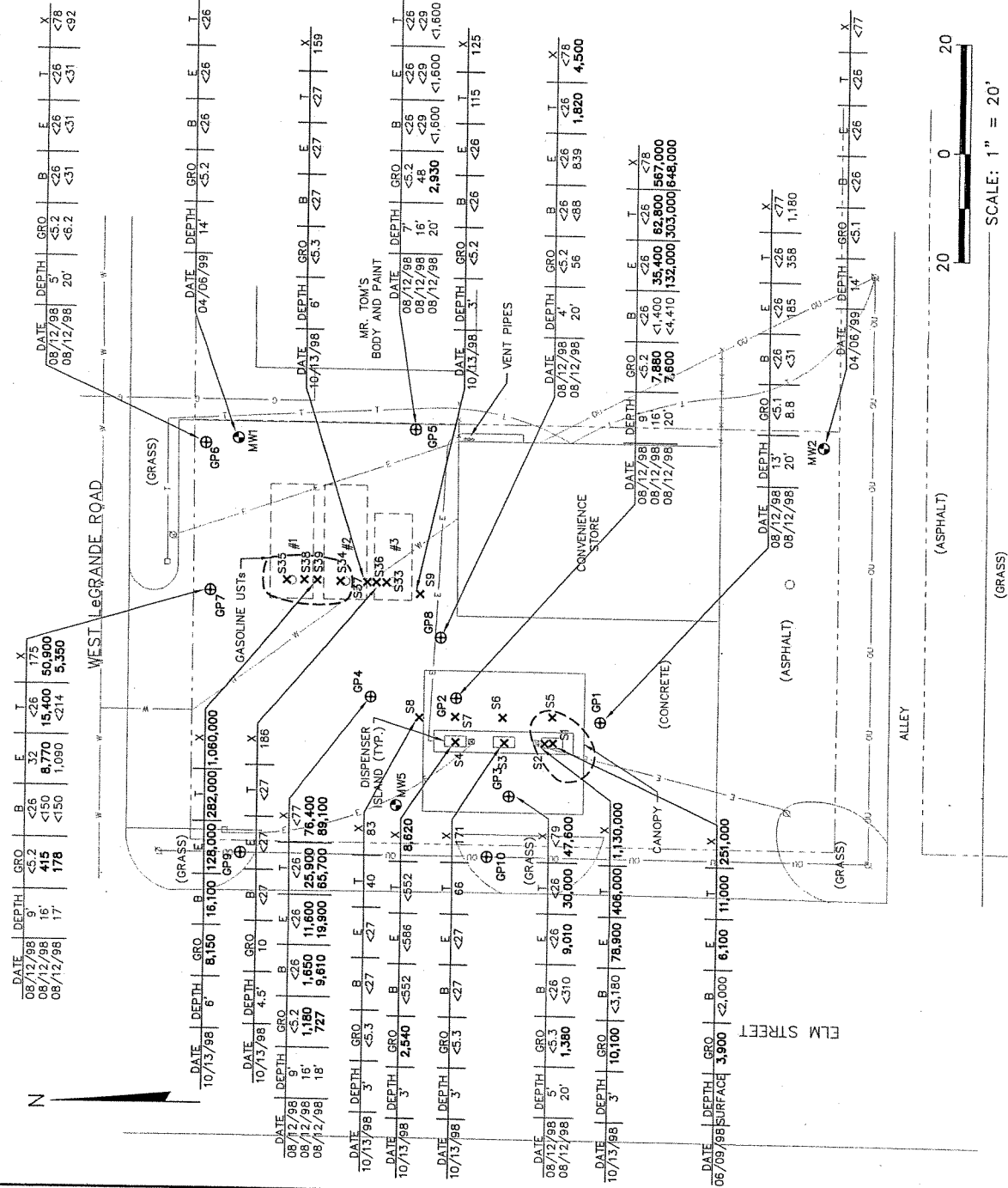
DRAWN BY: KP

CHECKED BY: CW

DRAWN: 01/28/04

REVISED: 01/28/04





# LEGEND

## PROPERTY LINE

UTILITY POLE/LIGHT POLE

OVERHEAD UTILITY

ELECTRIC

TELEPHONE

GAS

WATER

CANOPY SUPPORT

TANK FILL PIPE

GRAB SOIL SAMPLE (S1)

INITIAL DISCOVERY SAMPLE

GEOPROBE BORING

MONITORING WELL

GRO GASOLINE RANGE ORGANICS (mg/kg)

B BENZENE (ug/kg)

E ETHYLBENZENE (ug/kg)

T TOLUENE (ug/kg)

X XYLENES (ug/kg)

APPROXIMATE EXTENT OF SOIL CONTAMINATION EXCEEDING NR 720 GENERIC RCLs.

## TANK LEGEND

#1 8,000-GALLON UNLEADED GASOLINE

#2 8,000-GALLON UNLEADED GASOLINE

#3 4,000-GALLON UNLEADED GASOLINE

## NOTES:

- RESULTS HIGHLIGHTED IN BOLD EXCEED NR 720 RESIDUAL CONTAMINANT LEVELS.

FIGURE 5

## SITE INVESTIGATION SOIL SAMPLE ANALYTICAL RESULTS 1000 (STORE #37) 701 ELM STREET BOSCOBEL, WISCONSIN

PROJECT NO. 1232

DRAWN BY: NP/CS

CHECKED BY: CW

DRAWN: 10/07/98

REVISED: 01/29/04



LEGEND

- MONITORING WELL
- GEOPROBE BORING
- APPROXIMATE PROPERTY BOUNDARY
- GRO GASOLINE RANGE ORGANICS (ug/l)
- B BENZENE (ug/l)
- E ETHYLBENZENE (ug/l)
- T TOLUENE (ug/l)
- X XYLENES (ug/l)
- NA NOT ANALYZED

APPROXIMATE EXTENT OF NR 140  
ENFORCEMENT STANDARD EXCEEDANCES

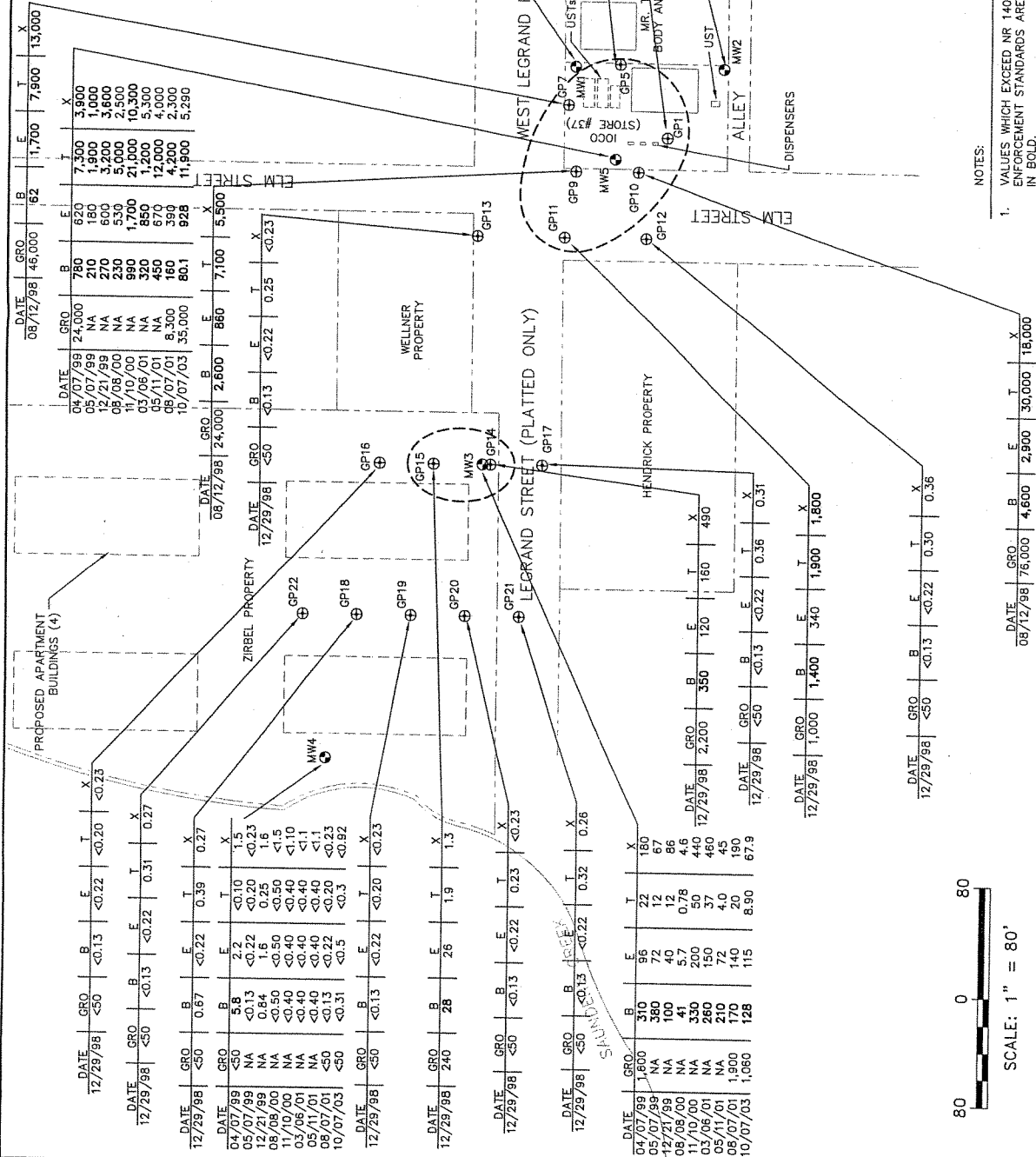


FIGURE 6  
GROUNDWATER SAMPLING RESULTS MAP  
IOCO (STORE #37)  
701 ELM STREET  
BOSCobel, WISCONSIN

PROJECT NO. 1232  
DRAWN BY: KF/CS  
CHECKED BY: CW  
DRAWN: 06/17/99  
REVISED: 01/29/04

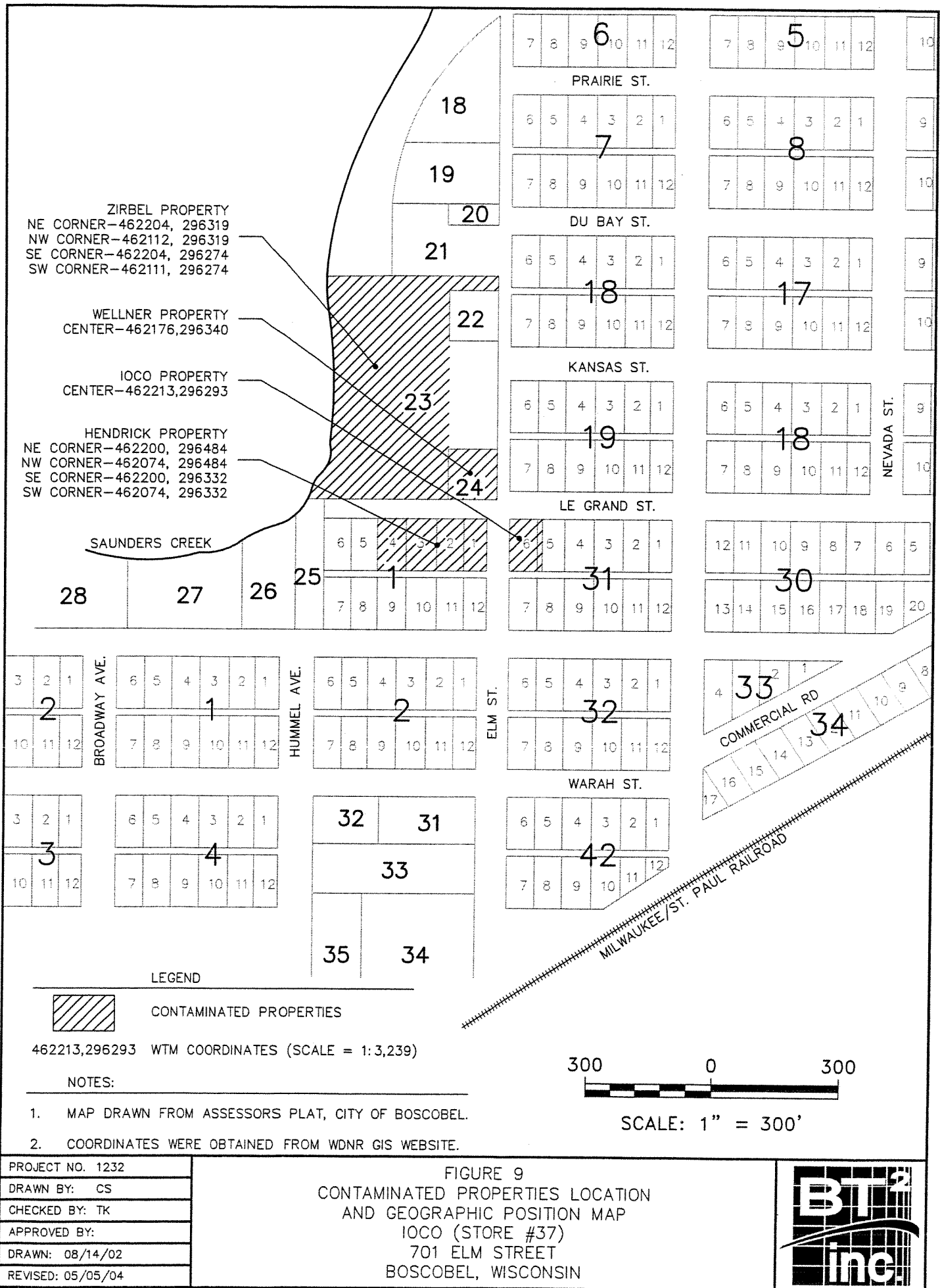
NOTES:  
1. VALUES WHICH EXCEED NR 140 GROUNDWATER  
ENFORCEMENT STANDARDS ARE HIGHLIGHTED  
IN BOLD.



SCALE: 1" = 80'







April 29, 2004


To: Wisconsin Department of Natural Resources

Subject: Certification that Attached Property Legal Description is Complete and Accurate  
IOCO-Boscobel Property  
701 Elm Street, Boscobel, Wisconsin  
WDNR File Ref: #03-22-193925 (Grant County)  
PECFA Claim Number: #53805-1332-01

To Whom it May Concern:

I hereby certify that the legal description for the IOCO Store #37 located at 701 Elm Street, Boscobel, Wisconsin; for the Allen and Pamela Hendrick property at the southwest corner of Elm Street and LeGrand Street, Boscobel, Wisconsin; the Bradley and Debra Wellner, property at the northwest corner of Elm Street and LeGrand Street (608 Elm Street), Boscobel, Wisconsin; and the David and Lynn Zirbel property at the northwest corner of Elm Street and LeGrand Street, Boscobel, Wisconsin is complete and accurate for describing all the properties within or partially within the contaminated site's boundaries that have groundwater contamination that exceeds the ch. NR 140, Wis. Adm. Code enforcement standards and that have soil contamination that exceeds the ch. NR 720 generic cleanup standards at the time that closure is requested.

Sincerely,



Brian Enke  
Responsible Party  
IOCO-Boscobel LUST site

I:\1232\Reports\closure rpt\Attachments\Legal Descr Cert\_040429.doc

August 17, 2002

Certified Mail  
Return Receipt Requested

Mr. and Mrs. Hendrick  
4138 Highway M  
Boscobel, WI 53805

Subject: Landowner Notification of Petroleum Impacts to Groundwater  
IOCO, 701 Elm Street, Boscobel, Wisconsin

Dear Mr. and Mrs. Hendrick:

Petroleum contamination is present in groundwater beneath your property located on the southwest corner of Elm Street and LeGrand Street, west of the IOCO property in Boscobel, Wisconsin. Petroleum constituent concentrations have historically exceeded the state groundwater enforcement standards (ESs) found in Chapter NR 140, Wisconsin Administrative Code (WAC). However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable and exhibiting decreasing petroleum concentrations and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 746, WAC (see attached fact sheet on natural attenuation). We will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes (Stats.), including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Stats., please refer to the enclosed Fact Sheet 10: "Guidance for Dealing with Properties Affected by Off-Site Contamination."

The WDNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to:



Mr. and Mrs. Hendrick  
August 17, 2002  
Page 2

Ms. Linda Hanefeld  
Wisconsin Department of Natural Resources  
Dodgeville Office  
1500 North Johns Street  
Dodgeville, WI 53533

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 ES's will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above NR 140 ES's was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on our closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the Internet at: [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, our consultant is BT<sup>2</sup>, Inc., and you may reach Tom Bergamini, Project Manager, at (608) 224-2830, or write to BT<sup>2</sup> at 2830 Dairy Drive, Madison, WI 53718-6751.

Sincerely,

Brain Enke, IOCO

BE:bt2

Enclosure      Natural Attenuation Fact Sheet  
Fact Sheet 10

I:\1232\Reports\closure rpt\hendrick\_notification\_ltr\_0208.doc

August 17, 2002

Certified Mail  
Return Receipt Requested

Mr. and Mrs. Wellner  
608 Elm Street  
Boscobel, WI 53805

Subject: Landowner Notification of Petroleum Impacts to Groundwater  
IOCO, 701 Elm Street, Boscobel, Wisconsin

Dear Mr. Wellner:

Petroleum contamination is present in groundwater beneath your property located on the northwest corner of Elm Street and LeGrand Street, west of the IOCO property in Boscobel, Wisconsin. Petroleum constituent concentrations have historically exceeded the state groundwater enforcement standards (ESs) found in Chapter NR 140, Wisconsin Administrative Code (WAC). However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable and exhibiting decreasing petroleum concentrations and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 746, WAC (see attached fact sheet on natural attenuation). We will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes (Stats.), including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Stats., please refer to the enclosed Fact Sheet 10: "Guidance for Dealing with Properties Affected by Off-Site Contamination."

The WDNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to:

Ms. Linda Hanefeld  
Wisconsin Department of Natural Resources  
Dodgeville Office  
1500 North Johns Street  
Dodgeville, WI 53533

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 ES's will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above NR 140 ES's was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on our closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the Internet at: [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, our consultant is BT<sup>2</sup>, Inc., and you may reach Tom Bergamini, Project Manager, at (608) 224-2830, or write to BT<sup>2</sup> at 2830 Dairy Drive, Madison, WI 53718-6751.

Sincerely,

Brain Enke, IOCO

BE:bt2

Enclosure      Natural Attenuation Fact Sheet  
Fact Sheet 10

I:\1232\Reports\closure rpt\wellner\_notification\_ltr\_0208.doc

August 17, 2002

Certified Mail  
Return Receipt Requested

Mr. and Mrs. Zirbel  
47990 County Road W  
Gays Mills, WI 54631

Subject: Landowner Notification of Petroleum Impacts to Groundwater  
IOCO, 701 Elm Street, Boscobel, Wisconsin

Dear Mr. and Mrs. Zirbel:

Petroleum contamination is present in groundwater beneath your property located on the northwest corner of Elm Street and LeGrand Street, west of the IOCO property in Boscobel, Wisconsin. Petroleum constituent concentrations have historically exceeded the state groundwater enforcement standards (ESs) found in Chapter NR 140, Wisconsin Administrative Code (WAC). However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable and exhibiting decreasing petroleum concentrations and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in Chapter NR 746, WAC (see attached fact sheet on natural attenuation). We will be requesting that the Wisconsin Department of Natural Resources (WDNR) accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the WDNR will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of Section 292.13, Wisconsin Statutes (Stats.), including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Stats., please refer to the enclosed Fact Sheet 10: "Guidance for Dealing with Properties Affected by Off-Site Contamination."

The WDNR will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the WDNR to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the WDNR that is relevant to this closure request, you should mail that information to:

Ms. Linda Hanefeld  
Wisconsin Department of Natural Resources  
Dodgeville Office  
1500 North Johns Street  
Dodgeville, WI 53533

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds NR 140 ES's will be listed on the WDNR's geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above NR 140 ES's was found at the time that the case was closed. This GIS Registry will be available to the general public on the WDNR's internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the WDNR if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the WDNR makes a decision on our closure request, it will be documented in a letter. If the WDNR grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above, or by accessing the WDNR GIS Registry of Closed Remediation Sites on the Internet at: [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, our consultant is BT<sup>2</sup>, Inc., and you may reach Tom Bergamini, Project Manager, at (608) 224-2830, or write to BT<sup>2</sup> at 2830 Dairy Drive, Madison, WI 53718-6751.

Sincerely,

Brain Enke, IOCO

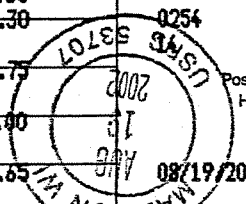
BE:bt2

Enclosure      Natural Attenuation Fact Sheet  
Fact Sheet 10

I:\1232\Reports\closure rpt\hendrick\_notification\_ltr\_0208.doc

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

**OFFICIAL USE**

Postage	\$ 0.60	
	\$2.30	
Certified Fee	\$1.75	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$4.65	
<b>Total Postage &amp; Fees</b>	<b>\$ 8.30</b>	

**Sent To**  
 MR + MRS Hendrick  
 Street, Apt. No.,  
 or PO Box No. 4138 Highway M  
 City, State, ZIP+4 Boscobel WI 53805  
 PS Form 3800, January 2001 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR + Mrs Hendrick  
 4138 Highway M  
 Boscobel, WI 53805

2. Article Number

(Transfer from service label)

7001 1140 0001 1565 3261

PS Form 3811, August 2001

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  ☐ Agent  
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

A. Hendrick

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below. ☒ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt

102595-02-M-0835

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr + Mrs Wellner  
608 Elm Street  
Boscobel WI 53805

2. Article Number  
(Transfer from service label)

7001 1140 0001 1565 3278

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-0835

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

*Julie Wellner*

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

Julie Wellner

## C. Date of Delivery

8/20/02

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

- ☐ Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr + Mrs Zinbel  
47990 County Rd W  
Gays Mills WI 54631

2. Article Number  
(Transfer from service label)

7001 1140 0001 1565 3285

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-0835

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

*Chad Zinbel*

- ☒ Agent  
☐ Addressee

## B. Received by (Printed Name)

Chad Zinbel

## C. Date of Delivery

8/20/02

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☒ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

- ☐ Yes



August 19, 2002

Village Clerk  
1006 Wisconsin Avenue  
Boscobel, WI 53805

City of Boscobel Transportation Department  
103 East Elm Street  
Boscobel, WI 53805

**SUBJECT: Notice of Remaining Contamination  
Intersection of Elm Street and LeGrand Street  
West of the IOCO-Boscobel Property  
701 Elm Street, Boscobel, Wisconsin**

To Whom in May Concern:

This letter is to notify the City of Boscobel that petroleum-impacted groundwater may exist in the right-of-way (ROW) beneath the intersection of Elm Street and LeGrand Street west of the IOCO-Boscobel property. This letter has been prepared by BT<sup>2</sup>, Inc., on behalf of Iowa Oil Company (IOCO). As a condition of obtaining closure for an underground storage tank (UST) remediation at the IOCO-Boscobel property, the Wisconsin Department of Commerce (Commerce) is requiring that you be notified of the contamination in the ROW.

#### **Background and Investigation Findings**

The Iowa Oil Company (IOCO) - Boscobel site is the location of a retail gasoline station and convenience store located at 701 Elm Street in Boscobel, Wisconsin. The site is approximately 800 feet southeast of Sanders Creek, which is a tributary of the Wisconsin River. The Wisconsin River is located approximately 1 mile northwest of the site (**Figure 1**).

Soil and groundwater analytical results are shown in **Tables 2 and 3** and on **Figure 5 and 6**. GRO and PVOCs were detected in saturated soil at the site at depths greater than 16 feet. At the same soil depths, the sand exhibited black staining and strong petroleum odors. There was also groundwater impact by the leaking pipes, UST, and dispenser unit. Impacted soil and groundwater are found in the smear zone at depths close to the water table, in the black-stained area of the soil sample.

Two locations (MW3 and MW5) contained concentrations of petroleum in groundwater exceeding ESs during post-excavation sampling. One location (MW3) contained concentrations of petroleum constituents in groundwater exceeding the NR 140 preventive action limit (PAL).

An analysis of natural attenuation indicator parameter sampling results indicates that the natural biodegradation of petroleum contaminants is occurring at the subject site through the processes of iron reduction, denitrification, and aerobic biodegradation.

Commerce will review the site for closure and likely will not require additional investigation at the site. There are no potable wells or potential receptors immediately downgradient of the site, so the contamination does not pose a threat to human health or the environment. However, petroleum-contaminated soil and groundwater could be encountered if excavation is performed in the affected area.



**From:** Nichole Hester  
**To:** sharlene.tebeest@dot.state.wi.us  
**Date:** 8/19/02 11:03AM  
**Subject:** Notification of Contamination in ROW

This letter is to notify the WDOT that petroleum-impacted groundwater may exist in the right-of-way (ROW) beneath the intersection of Elm Street (State Highway 61) and LeGrand Street west of the IOCO-Boscobel property. This letter has been prepared by BT2, Inc., on behalf of Iowa Oil Company (IOCO). As a condition of obtaining closure for an underground storage tank (UST) remediation at the IOCO-Boscobel property, the Wisconsin Department of Commerce (Commerce) is requiring that you be notified of the contamination in the ROW.

The Iowa Oil Company (IOCO) - Boscobel site is the location of a retail gasoline station and convenience store located at 701 Elm Street in Boscobel, Wisconsin. The site is approximately 800 feet southeast of Sanders Creek, which is a tributary of the Wisconsin River. The Wisconsin River is located approximately 1 mile northwest of the site.

Soil and groundwater analytical results are shown on the attached figures. GRO and PVOCs were detected in saturated soil at the site at depths greater than 16 feet. At the same soil depths, the sand exhibited black staining and strong petroleum odors. There was also groundwater impact by the leaking pipes, UST, and dispenser unit. Impacted soil and groundwater are found in the smear zone at depths close to the water table, in the black-stained area of the soil sample.

Two locations (MW3 and MW5) contained concentrations of petroleum in groundwater exceeding ESs during post-excavation sampling. One location (MW3) contained concentrations of petroleum constituents in groundwater exceeding the NR 140 preventive action limit (PAL).

An analysis of natural attenuation indicator parameter sampling results indicates that the natural biodegradation of petroleum contaminants is occurring at the subject site through the processes of iron reduction, denitrification, and aerobic biodegradation.

Commerce will review the site for closure and likely will not require additional investigation at the site. There are no potable wells or potential receptors immediately downgradient of the site, so the contamination does not pose a threat to human health or the environment. However, petroleum-contaminated soil and groundwater could be encountered if excavation is performed in the affected area.

If you have any questions regarding this information please do not hesitate to call me.

Nichole North Hester  
Geologist  
BT2 Incorporated  
[nhester@bt2inc.com](mailto:nhester@bt2inc.com)  
(608) 224-2830